



EARLES
TRUSTED SINCE 1935



27a Alcester Road
Studley, B80 7LL
Asking Price £140,000

Address: 74 High Street, Henley-in-Arden, Warwickshire, B95 5BX - Email: info@earlesgroup.co.uk - Telephone: 01564 794 343

A well-located two bedroom first floor flat situated on Alcester Road, offering convenient access to local amenities, transport links and surrounding villages. The property provides practical accommodation suited to buy-to-let investors.

The flat comprises a living room, kitchen, two bedrooms and a bathroom.

Externally, the property is conveniently positioned with easy access to nearby road networks and local services.

The flat is situated above local shops and is over three floors. An entrance lobby with stairs lead to the living accommodation with the sleeping accommodation being on the second floor. To the rear of the flat, there is a large area for off-road parking.

Lounge

11'3" x 14'1" (3.45m x 4.31m)

A spacious reception with a feature fireplace and surround and wooden-style flooring.

Kitchen

15'8" x 5'7" m (4.78m x 1.72 m)

A generous size with Shaker-style wall and base cabinets and integrated appliances.

Pantry

A walk-in storage cupboard adjoining the kitchen.

Bedroom One

11'4" x 13'11" (3.46m x 4.26m)

Located on the second floor, this spacious double bedroom offers in-built storage and a roof window providing plentiful natural light.

Bedroom Two

11'5" x 14'0" (3.50m x 4.27m)

Another well-proportioned bedroom with a roof window.

Additional Information

Services:

Water, gas, electricity and drainage are connected to the property.

Broadband and Mobile:

Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1000 Mbps and highest available upload speed 100 Mbps. For more information visit: <https://checker.ofcom.org.uk/>

Mobile signal coverage (both voice and data) is available from the four major providers (O2, EE, Three, and Vodafone), with outdoor availability being rated 'Good' and the indoor availability being rated 'Variable'. For more information, please visit: <https://checker.ofcom.org.uk/>.

Council Tax:

Stratford-upon-Avon District Council - Band A

Tenure: Leasehold, we have been advised that there is 170 years remaining on the lease.

Flood Risk:

Rivers and the sea

Yearly chance of flooding - VERY LOW
Yearly chance of flooding between 2036 and 2069- VERY LOW

Surface water

Yearly chance of flooding - LOW
Yearly chance of flooding between 2040

and 2060 - LOW

For more information, please visit: <https://www.gov.uk/check-long-term-flood-risk>

Fixtures and Fittings:

All the items mentioned in the particulars are included in the sale, others if any are specifically excluded.

Viewing

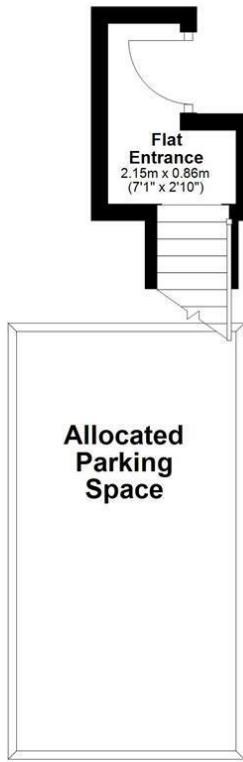
Strictly by prior appointment through John Earle on 01564 794 343 / 01789 330 915.

John Earle is a Trading Style of John Earle & Son LLP
Registered Office: Carleton House, 266-268 Stratford Road, Shirley, B90 3AD
Reg. No. OC326726.



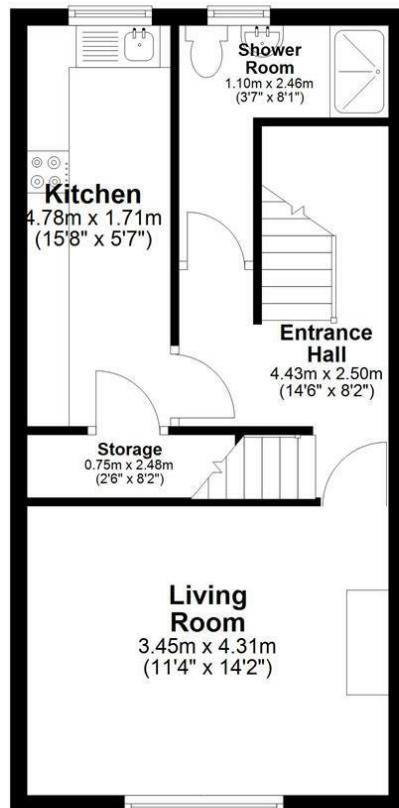
Ground Floor

Approx. 3.5 sq. metres (37.9 sq. feet)



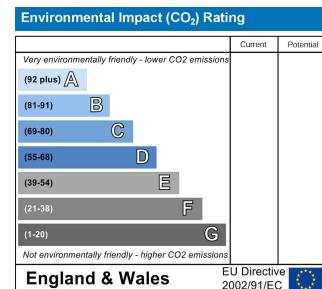
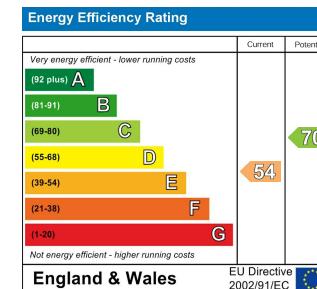
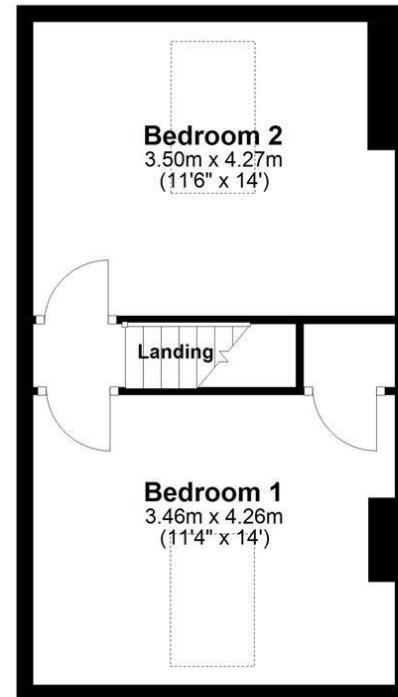
First Floor Apartment

Approx. 39.6 sq. metres (425.9 sq. feet)



Second Floor

Approx. 33.8 sq. metres (363.6 sq. feet)



Total area: approx. 76.9 sq. metres (827.4 sq. feet)

